

8051145

MTC #157147

MOUNTAIN TITLE COMPANY INC

WARRANTY DEED

Vol. M85 Page 11267

KNOW ALL MEN BY THESE PRESENTS, That

MARSHALL WAYNE OREN and LINDA ANN OREN,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BEN G. POOL and ZELMA D. POOL, husband and wife

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 19 in Block 6 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Westerly 5 feet conveyed for road purposes.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00

However, the actual consideration consists of the following: (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of July, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Marshall Wayne Oren
MARSHALL WAYNE OREN

Linda Ann Oren
LINDA ANN OREN

STATE OF OREGON, County of

STATE OF OREGON,

County of Marion } ss.
July 10, 1985

Personally appeared

and each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Personally appeared the above named MARSHALL WAYNE OREN and LINDA ANN OREN, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon

My commission expires: 11/18/88

Marshall Wayne Oren & Linda Ann Oren

GRANTOR'S NAME AND ADDRESS

Ben G. Pool & Zelma D. Pool
2425 Summers Lane Space #J
Klamath Falls OR 97603

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of , 19, at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

MOUNTAIN TITLE COMPANY INC

11268 000928M by

continued from the reverse side of this deed -

11268

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers including the power of assessment, of Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Reservations and restrictions as contained in deed recorded April 16, 1941, in Volume 136 at page 602, Deed Records of Klamath County, Oregon, C. C. Lewis et ux, to Gladys P. Robertson, to wit:
"excepting and reserving to the first parties their heirs and assigns, the right at any time to construct, build, and erect ditches, telephone lines, telegraph lines, and electric power lines in and upon said premises and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining the above described land."
5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: October 6, 1977
Recorded: October 6, 1977
Volume: M77, page 19086, Microfilm Records of Klamath County, Oregon
Amount: \$26,125.00
Mortgagor: Marshall Wayne Oren and Linda Ann Oren, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

The Grantees hereby agree to assume and pay the above described Mortgage in full and Grantees further agree to hold the Grantors harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of July A.D., 19 85 at 8:55 o'clock A M., and duly recorded in Vol. M85
of Deeds on Page 11267

FEE \$9.00

Evelyn Biehn County Clerk
By Pam Smith



NOTARY PUBLIC

STATE OF OREGON
COUNTY OF KLAMATH
I, _____, Notary Public for said County, do hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording.